research bulletin 19

TORONTO CONDOMINIUMS - PAST, PRESENT AND FUTURE

STEPHEN G. McLAUGHLIN, COMMISSIONER
CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT RESEARCH AND INFORMATION SECTION SEPTEMBER 1982

Pick up any real estate bulletin, newspaper or magazine today and you're likely to see something about luxury condominiums. But luxury condominiums represent only the most recent trend in the relatively brief history of the condominium in Ontario. This bulletin reviews the growth and distribution of condominiums in the Toronto area with a focus on the luxury downtown market, and considers prospects for condominiums in the future.

What is a Condominium?

Condominium is a relatively new form of home ownership in Ontario, first recognized with the passing of the Condominium Act on June 15, 1967. In a condominium, the owner holds title to his own individual unit while sharing title to the land and other common areas of the project and maintenance/operating costs with other owners through a condominium corporation. Condominiums offer an alternative to rental accommodation by providing equity housing in multiple unit structures. Most of the condominiums built in Metropolitan Toronto are in the form of apartments or townhouses, although any house form, including detached or semi-detached structures, can form part of a condominium project.

Condominium projects are granted corporation status when documents physically describing the project and the configuration of units and common areas are registered with the Province of Ontario. Registration generally occurs upon completion of construction or when plans of the project are fully approved and finalized.

The first condominium in Metropolitan Toronto was registered in the Borough of Etobicoke on October 11, 1968. The first in the City of Toronto, a rental to condominium conversion, was registered on December 18, 1969.

Shift from Suburbs to Downtown

As of December 31, 1981, CMHC reported a total of 89,059 condominium units completed or under construction within the Toronto Census Metropolitan Area (CMA). Condominiums represent roughly 23% of the total stock of housing built in the CMA since 1969.

At first, condominiums were built predominantly in suburban areas, providing affordable ownership housing to a moderate income market. Much of the suburban activity was stimulated by the federal AHOP (Assisted Home Ownership Program) and by provincial grant subsidies which offered mortgage reduction loans and grants on units priced below specified price ceilings. The AHOP program, which began in 1973, was phased out in 1978.

These programs have had a great deal to do with the overall distribution of condominiums in the CMA to date. North York has the largest share of the region's condominiums with 24%, followed by Mississauga (21%), Scarborough (16%) and Etobicoke (11%).

TABLE 1 - Distribution of Condominium Units in Toronto CMA (as of December 31, 1981)

	Completed	(%)	Under Construction	(%)	Total	(%)
Toronto, City	5,848	(7)	1,485	(44)	7,333	(8)
Etobicoke	9,764	(11)	78	(2)	9,842	(11)
Scarborough	14,084	(16)	644	(19)	14,728	(17)
York	2,548	(3)	—		2,548	(3)
East York	1,828	(2)	—		1,828	(2)
North York	20,508	(24)	1,124	(34)	21,632	(24)
Metro Total	54,580	(64)	3,331	(100)	57,911	(65)
Brampton	5,424	(6)	—		5,424	(6)
Markham	3,075	(4)	—		3,075	(3)
Mississauga	17,563	(20)	—		17,563	(20)
Rest of Fringe	5,086	(6)	—		5,086	(6)
Fringe Total	31,148	(36)	—		31,148	(35)
CMA Total	85,728	(100)	3,331	(100)	89,059	(100)

Source: Canada Mortgage and Housing Corporation

The City of Toronto has only 8%. Two-thirds (64%) of the condominiums are located within Metropolitan Toronto while the remaining 36% are found in the fringe municipalities outside Metro. Less expensive suburban land, allowing lower per unit costs, influenced the early suburban orientation.

The largely suburban distribution pattern changed dramatically in the late 1970's as AHOP was phased out and the luxury condominium market surfaced. As Table 1 indicates, 79% of the condominium units under construction at the beginning of 1982 were located in either the City of Toronto or North York. The City of Toronto led the region with 45% of all condominium units under construction. Comparatively few new condominium units were under construction in the other municipalities.

Current Price Ranges

A survey of condominium projects currently being marketed in the Toronto Region reveals the high concentrations and high prices of centrally located units, particularly in the City of Toronto and City of North York, where average prices exceed $100,000. Elsewhere in the region average prices range from lows of $44,000 in Brampton and Ajax to highs of $91,000 in Burlington (Table 2). Just under half (about 46%) of the units being marketed in municipalities outside the Cities of Toronto and North York are AHOP resales, constructed in the mid-1970s and recently defaulted back to CMHC. As noted earlier, Toronto and North York account for most of the newly constructed units being sold and most of these fall into the luxury price category.

Potential for More Downtown Condos?

The current supply of registered condominiums in the City of Toronto could more than double over the next five years. As Table 3 shows, by March 3, 1982, there were a total of 6,672 registered condominium units in the City. At the same time, 32 projects containing 2,293 units had applied for condominium status with an additional 54 projects at a less advanced stage of planning indicating an intent to apply for condominium status.

Analysts Urge Caution In Luxury Market

The bandwagon effect which followed the initial success of luxury condominium marketing was quickly tempered by a sharp drop in new luxury sales in the spring of 1981.

TABLE 2 - Asking Prices for Condominium Projects Marketed in the Toronto Region in 1981*

Location	# of Units	# of Projects	Range of Asking Prices	Weighted Average Price
City of Toronto	3,259	20	$96,000-$653,900	$218,870
North York	2,245	11	$34,500-$334,455	$131,944
Burlington	169	1	$69,085-$114,750	$ 91,918
Scarborough	2,303	11	$28,900-$147,000	$ 86,388
Unionville	40	1	$77,900	$ 77,900
Etobicoke	1,882	7	$31,000-$241,500	$ 74,314
Mississauga	1,048	6	$30,900-$ 70,045	$ 48,017
Ajax	131	1	$41,500-$ 47,500	$ 44,500
Brampton	1,168	3	$34,300-$ 52,900	$ 44,473
Oakville	571	3	$33,900-$ 46,900	$ 43,455
Oshawa	601	5	$34,400-$ 48,500	$ 41,046
Pickering	28	1	$32,000-$ 33,490	$ 32,745

* Includes all new projects offering units for sale during 1981, and CMHC resales (21 CMHC projects containing a total of 3,682 units). Individual resales are excluded.

Source: Toronto Homebuilders Association

TABLE 3 - Potential Growth of Condominium Units, City of Toronto (as of March, 1982)

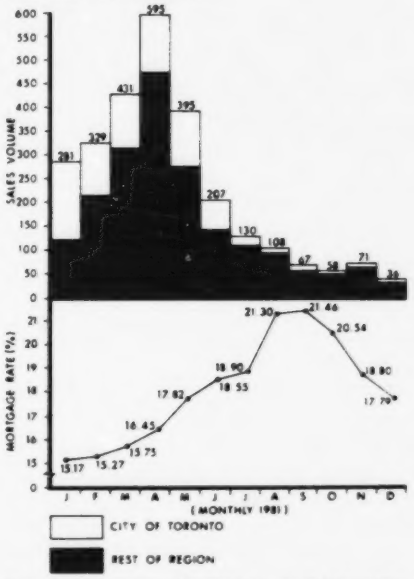
Status	Number of Units
Registered	6,672
Proposed*	2,293
Intended**	6,237
Potential Total	15,202

* Projects which have applied for condominium status

** Developer has suggested intent to apply for condominium status

Source: CTPD

FIGURE A - A Comparison of New Condominium Sales to Mortgage Rates, Toronto 1981



Source: Canada Mortgage and Housing Corporation and Toronto Homebuilders Association

Figure A compares new condominium sales in the City of Toronto to those in the rest of the Toronto Region over 1981. Quite apparent is the roller coaster nature of monthly sales volumes which peaked in April and then dropped off sharply for the duration of the year. Investor uncertainty and interest rates, which rose steeply between April and September appear to have had a significant impact on condominium sales after April. The sales slump was sharpest in

the City of Toronto market, which fell from an average of 123 new units a month in the first six months of the year to only seven units per month in the last six months of 1981. New sales in the rest of the region dropped from 354 units per month (first six months) to 66 units per month (last six months). It should be noted that sales for the rest of the Region include several blocks of CMHC insured AHOP resale units (in the $40,000 to $60,000 price range).

If 1982 sales reached average 1981 levels, it would take 17 months to exhaust the current supply in the City of Toronto. On the basis of sales in the last six months of 1981, 149 months would be required to absorb the current marketable inventory of new luxury condominiums. For the rest of the region, the comparable duration range is 8 to 26 months (Table 4).

Sales will probably rise above the 1981 July - December average but it is questionable whether 1981 volumes will be repeated. In its 1981 year-end summary of local housing market conditions, CMHC cautions that:

- the large potential supply of units planned on the basis of early sales successes;
- potential rental to condominium conversions;
- the high proportion of speculative pre-construction purchases which are now being flipped (i.e. resold by speculators) at prices which undercut those asked for newly completed units; and
- high interest rates which have reduced speculative demand as well as made it difficult for homeowners to purchase new luxury units through the sale of their existing home,

have resulted in a luxury condominium supply that will likely exceed short-term demand.

CMHC's absorption analysis (Table 5), is based on occupancy of newly constructed units, as opposed to our earlier analysis based on sales (which includes pre-construction sales). It indicates that at least 17 months would be required to occupy the current supply of condominium apartments in the Toronto CMA, compared to a period of seven months for single detached dwellings. Luxury condominium apartment units constitute a large share of the unoccupied inventory. In short, the luxury condominium market is now overbuilt.

TABLE 4 - Duration of Supply For Current Marketable Inventory (based on 1981 Sales Levels)

Location	Marketable Inventory (Jan. 1/82)	Monthly Absorption* First Half 1981	Monthly Absorption* Last Half 1981	Monthly Absorption* Entire Year 1981	Duration of Supply (months) Based on: First Half 1981	Duration of Supply (months) Based on: Last Half 1981	Duration of Supply (months) Based on: Entire Year 1981
City of Toronto	1,090	123	7	65	9	149	17
Rest of Region	1,717	354	66	209	5	26	8
Entire Region	2,807	477	73	274	6	38	10

* Average number of monthly sales

Source: Toronto Homebuilders Association

TABLE 5 - Toronto CMA Duration of Supply (based on Occupancy)

Type	Duration of Supply in Months			
	Feb. 81	Dec. 81	Jan. 82	Feb. 82
Singles	5	6	7	7
Doubles	5	5	6	7
Row Freehold	8	8	8	7
Condominium Row	18	19	4	3
Condominium Apartment	28	19	17	17
Rental Row	5	4	5	4
Rental Apartment	6	10	13	11

Source: Canada Mortgage and Housing Corporation

In contrast to the luxury condominium market, sales of lower priced suburban units have not fallen off as sharply and the current marketable inventory is limited. Increased emphasis on the development of more modestly priced condominium units would appear warranted.

Who's Buying?

Using Assessment data, the entire stock of condominiums in the City of Toronto which were completed and ready for occupancy in September 1980 were examined in order to determine household size and tenure characteristics as well the age profile of residents. The overall supply was broken out to distinguish luxury projects (selling for over $100,000) from non-luxury projects. Data are based on a total sample of 4,380 condominium units.

In summary, this analysis showed:

- Tenure: Overall, 85% of the occupied units surveyed were owner-occupied. Of 55 condominium projects surveyed, 41 projects containing 3,330 units were more than 75% owner-occupied. Six projects, containing 101 units were completely tenant-occupied.
- Unoccupied Units: The proportion of vacant units was highest in luxury projects (34%) compared to only 11% in non-luxury projects. But many of

the luxury projects were just recently completed, accounting partly for the variation noted.

- Age of Residents: Persons in the 40-59 age group made up the largest share of residents in both luxury (40%) and non-luxury (35%) projects. The share of young adults (aged 20-39 years) and elderly adults (aged 60 years and over) was 34% and 17% respectively, and was almost identical in luxury and non-luxury projects. Children (aged 0-19 years) constituted only 9% of the residents in luxury units and 14% of the residents in non-luxury units.

- Household Size: Households in luxury projects were significantly smaller (averaging 1.54 persons) than households in non-luxury projects (1.92 persons). Both were smaller than the City average for rental households (1.96 persons) in 1980. One and two person households occupied 94% of luxury units and 80% of the non-luxury units. Just over half (55%) of the luxury units contained single person households.

This analysis indicates that the condominium market in the City is largely made up of owner-occupants, the greatest proportion of whom range in age from 40-59 years. Speculative units which are currently rented make up 15% of the occupied units. Condominium units bought for speculative purposes probably constitute about 20% of the total supply of condominiums which have been sold in the City to date.

City Policies

One of the major objectives of Toronto's Official Plan as amended in 1976 was to allow for the construction of more new housing in the City, particularly in the Central Area. Ten-year targets were established for private and assisted housing and for housing suitable for families with children.

Annual monitoring reports of housing achievements to date, indicate that the 1986 targets for private sector housing are well within reach. A significant proportion of these private units are condominiums, many of which are luxury units located in the Central Area. Condominiums made up 48% of all new units completed and ready for occupancy in the City in 1981.

Large numbers of new condominium units are being built close to employment opportunities in the Core, thus helping to satisfy Official Plan objectives and reducing the demand for long-distance commuting from housing which might otherwise have been constructed in peripheral suburban locations. Many Central Area condominium residents can walk to work or have easy access to the downtown core via subway or surface transit. Although most downtown condominium units are quite large and thus can be classified as family units, they are clearly not directed at the middle income family market. The prices charged for luxury units are well beyond the limits of all but upper income households.

Recently the option of condominium conversion has become very attractive to owners of rental buildings confronted with rising operating costs, rent review legislation and a perceived surge in demand for luxury condominium ownership. Conversion of existing rental housing to condominium ownership has become a major policy issue in the City of Toronto and in most municipalities with a large supply of rental apartment housing. With low vacancy rates and little new rental stock being built, City Council has adopted a policy regarding rental to condominium conversion to ensure that the existing supply of rental housing in the City is not seriously eroded. Council has prohibited conversion to condominium of any rental buildings until such time as the vacancy rate for rental apartments in Metropolitan Toronto returns to a level of at least 2.5%.

The Future

On balance, the prospects for the condominium market appear promising. Condominiums now represent a significant and growing share of the stock of housing in Metro and appear to have gained public acceptance.

The 1970's saw a dramatic change in household forms and values characterised by:

- higher proportions of single person and non-family households;

- a lower proportion of households with children; and

- more empty nester and elderly households;

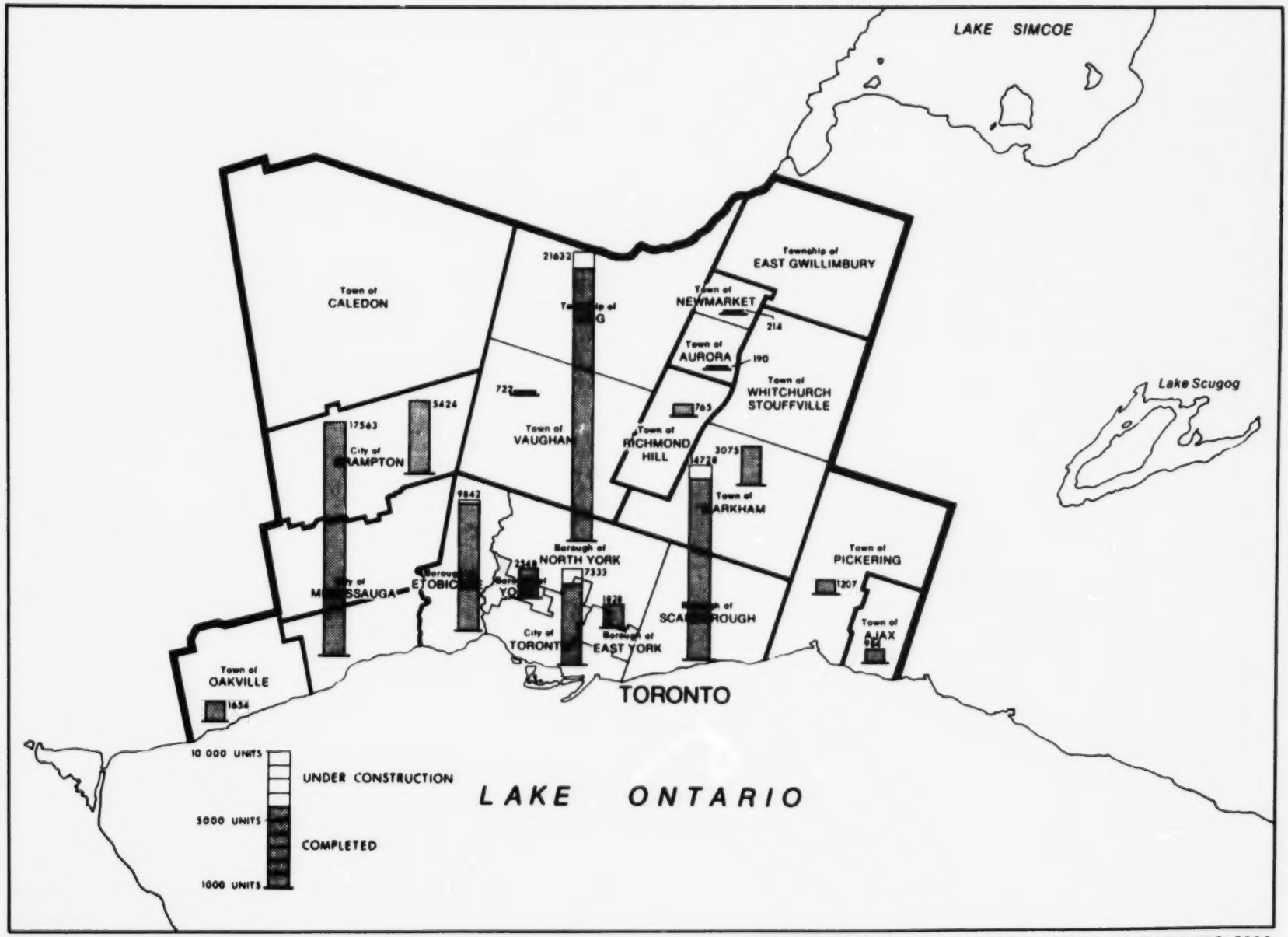
which strengthened the demand for alternatives to traditional suburban house forms. Condominiums represent a method of intensifying the use of scarce, expensive, urban land and underutilized services in built-up areas through the provision of ownership housing on shared land parcels. As such condominiums can represent an affordable alternative to freehold homeownership and a logical form of residential redevelopment in built-up urban areas such as Metropolitan Toronto.

Development to date has also demonstrated that condominiums can be built to meet the needs of a diverse market ranging from inexpensive housing for the first home buyer to high priced luxury accommodation.

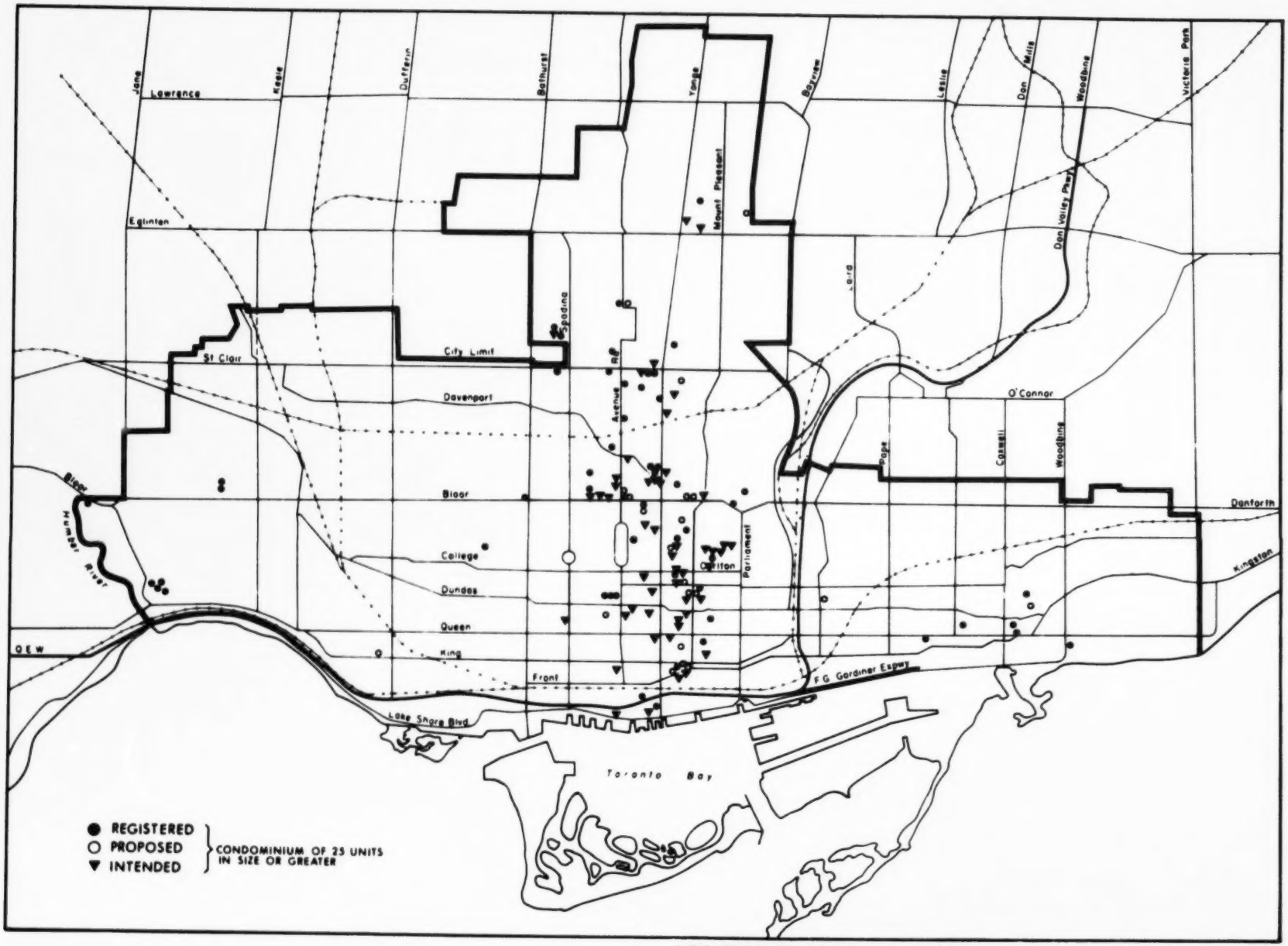
The history of condominiums in Toronto has not been without its difficulties. Initial problems concerned acceptance by the public of the condominium concept, the need for legislation to protect the rights of owners and the development of sound management practices. These problems for the most part have been addressed. The recent luxury boom and bust and the AHOP experience of the mid 1970's clearly demonstrate the need for good information and careful planning on the part of both government and the development industry.

In the long run, demographic projections indicate a continuing trend towards more single person households, more empty nesters and more never nesters - all groups for which condominium living appears particularly well suited. So it seems clear that the condominium is here to stay, and will form an increasingly large share of the housing stock in the City and Metro.

For more information contact Steve Dynes or Alan Mitchell at 367-7185.



DISTRIBUTION OF CONDOMINIUM UNITS IN TORONTO CMA
(as of December, 1981)



LOCATION OF CONDOMINIUM PROJECTS IN THE CITY OF TORONTO
(as of March, 1982)

APPENDIX 1
REGISTERED CONDOMINIUMS IN THE CITY OF TORONTO AS OF MARCH 1982

Condominium Plan Number	Confirmed Municipal Address	Residential Units Bach.	One-Bed.	Two-Bed.	Three-Bed.	Four+-Bed.	Total	Registration Date
9	150 Balmoral Ave.	-	12	2	4	12	30	18/12/69
20	235 St. Clair Ave. W.	-	1	35	5	-	41*	04/09/70
33	70 Montclair Ave.	-	1	16	12	2	31*	28/04/71
40	190 St. George St.	-	23	44	-	-	67	28/07/71
59	35 Ormskirk Ave.	-	-	72	125	-	197	30/11/71
66	1A Dale Ave.	4	2	26	2	-	34	16/02/72
72	150 Farnham Ave.	12	40	23	-	-	75	24/03/72
75	40 Homewood Ave.	182	188	122	-	-	492	31/10/72
87	60 Southport St.	-	-	72	161	-	233	03/08/72
118	45 Southport St.	-	-	93	92	-	185	17/12/73
	65 Southport St.	-	-	89	60	-	149	
119	44 Maple Ave.	-	-	-	8	2	10	18/12/73
121	187 Sherwood Ave.	-	-	2	5	-	7	28/12/73
131	28 Admiral Rd.	-	-	-	8	2	10	14/03/74
147	740 Pape Ave.	Commercial						04/06/74
158	350 Lonsdale Rd.	-	-	44	40	-	84	25/07/74
163	920 Yonge St.	49	28	28	-	-	105*	24/09/74
168	66 Collier St.	-	-	56	-	-	56	10/10/74
169	525 Balliol St.	-	-	-	13	4	17	16/10/74
194	600 Sherbourne St.	Commercial						10/03/75
196	517 Spadina Rd.	-	-	-	1	-	1	24/03/75
	517A Spadina Rd.	-	-	-	1	-	1	
210	123 Woodbine Ave.	84	-	1	-	-	85*	04/06/75
231	130 Clinton St.	-	-	-	30	-	30	24/10/75
254	2512 Bloor St. W.	-	2	12	-	-	14	06/04/76
261	350 Gerrard St. E.	-	-	-	14	-	14	02/06/76
263	423 Avenue Rd.	-	-	14	-	-	14	10/06/76
283	76 Birch Ave.	-	-	1	6	-	7	28/10/76
286	162 Crescent Rd.	-	3	3	-	-	6	19/11/76
287	50 Coleman Ave.	-	-	-	22	-	22	31/12/76
288	33 Harbour Sq.	91	310	181	16	-	598**	25/11/76
310	349 St. Clair Ave. W.	-	-	33	7	-	40*	14/02/77
323	50 Quebec Ave.	-	-	145	59	-	204*	14/04/77
328	150 Heath St. W.	-	-	52	-	-	52	13/05/77
334	90 Kippendavie Ave.	-	-	13	-	-	13	22/06/77
338	831 Richmond St. W.	-	-	-	10	-	10	19/08/77
352	70 Shaftesbury Ave.	-	-	-	14	-	14	12/09/77
355	1666 Queen St. E.	-	-	-	34	-	34	19/09/77
359	2 Withrow Ave.	-	-	12	10	-	22	17/10/77
384	10 Buller Ave.	-	-	10	4	-	14	27/04/78
389	465 King St. E.	-	-	10	-	-	10	08/06/78
395	280 Sherbourne St.	-	-	-	16	2	18	22/06/78
396	41 Battenberg Ave.	-	-	-	9	-	9	22/06/78
	50 Battenberg Ave.	-	-	-	26	-	26	
399	442 Perth Ave.	-	-	-	21	-	21	12/07/78
408	90 Edgewood Ave.	-	-	-	37	-	37	10/10/78
412	27 Eaton Ave.	-	-	21	-	-	21	06/07/78
421	195 St. Clair Ave. W.	-	-	4	3	-	7	03/10/78
422	265 Poplar Plains Rd.	-	-	4	4	-	8	03/10/78
423	250 Erskine Ave.	-	-	-	9	-	9	04/10/78
425	70 Erskine Ave.	-	1	13	19	-	33	04/10/78
427	66 Gloucester St.	-	2	105	-	-	107*	10/10/78
434	31 Walmer Rd.	-	-	-	11	-	11	17/11/78
435	100 Quebec Ave.	-	14	262	76	-	352*	17/11/78
442	1209 Queen St. E.	-	-	78	15	-	93	20/12/78
462	20 Budgell Ter.	-	-	-	15	-	15	21/02/79
466	166 Sherwood Ave.	-	2	7	-	-	9	12/04/79
468	41 Spruce St.	-	-	4	7	-	11	27/04/79
472	63 St. Clair Ave. W.	5	37	74	8	-	124	22/05/79
480	83 Pape Ave.	-	-	3	18	-	21	27/06/79
481	90 Isabella St.	-	-	8	-	-	8	27/06/79
488	616 Avenue Rd.	-	-	19	9	-	28*	22/08/79
495	16 Balmy Ave.	-	-	-	6	-	6	31/10/79
504	17 Pembroke St.	-	6	22	12	-	40	23/01/80
508	142 Pears Ave.	-	-	14	6	12	32	15/02/80
510	55 Harbour Sq.	95	150	276	81	-	602*	11/03/80
514	1000 Dundas St. E.	-	-	14	-	-	14	22/04/80
522	10 Walker Ave.	-	-	12	21	1	34	18/07/80
524	210 Avenue Rd.	-	-	10	-	-	10	31/07/80
525	2 Keele St.	-	-	17	-	-	17	06/08/80
527	155 Woodbine Ave.	-	-	-	10	-	10	07/08/80
528	30 Glen Elm Ave.	-	7	34	1	-	42*	13/08/80
529	212 St. George St.	3	23	15	-	-	41	11/09/80
530	390 Wellesley St. E.	-	-	1	20	-	21	25/09/80
539	145 Cumberland St.	-	46	68	42	-	156	/12/80
542	315 Avenue Rd.	-	3	41	15	-	59	04/02/81
543	61 St. Clair Ave. W.	-	20	107	25	-	152*	09/02/81
546	101 Glen Manor Dr.	-	-	19	1	-	20	06/03/81
549	30 Church St.	-	-	52	-	-	52	28/05/81
553	800 Bathurst St.	Commercial						14/07/81
554	407 Walmer Rd.	-	-	16	-	-	16	15/07/81
555	1166 Bay St.	-	21	82	-	-	103	17/07/81
556	13 Kerr Rd.	-	-	-	32	-	32	22/07/81
558	390 George St.	-	-	29	-	-	29	06/10/81
559	280 Simcoe St.	-	-	354	-	-	354	18/11/81
560	89 Elm Ave.	-	-	-	6	-	6	20/11/81
561	62 Wellesley St. W.	-	17	68	17	-	102	20/11/81
562	15 McMurrich St.	-	3	91	9	-	103	18/12/81
563	1 Dundas St. W. (convenience address 20 Queen St. W.)	Commercial						18/12/81
564	99 Avenue Rd.	-	-	-	-	-	-	22/12/81
565	45 Carlton St.	-	34	288	-	-	322	24/12/81
567	300 Avenue Rd.	Commercial						08/02/82
569	195 St. Patrick St.	-	21	67	-	-	88	12/02/82
571	2545 Bloor St. W.	-	-	-	33	-	33	25/02/82
573	135 George St. S.	-	10	42	-	-	52*	03/03/82
574	211 St. Patrick St.	-	12	76	29	-	117	16/03/82
576	40 Hazelton Ave.	-	7	4	-	-	11	23/03/82
TOTAL		525	1046	3632	1432	37	6672	

NOTE: The number of asterisks (*) beside the residential units indicates the number of superintendent suites included in the total unit count.

APPENDIX 2
PROPOSED CONDOMINIUMS IN THE CITY OF TORONTO AS OF MARCH 1982*

Address	Units	Status
1132 Bay St.	25	U
160 Bedford Rd.	8	U
94 Beverley St.	15	C
278 Bloor St. E	180	U
360 Bloor St. E.	162	U
110 Bloor St. W.	Commercial	C
150 Bloor St. W.	142	U
275 Broadview Ave.	172	C
240 Broadway Ave.	26	U
71 Charles St. E.	100	U
35 Church St.	119	U
77 Church St.	76	C
94 Crescent Rd.	10	U
164 Cumberland St.	32	U
12 Dale Ave.	3	C
67 Edgewood Ave.	26	N
58 Elm Ave.	5	C
80 Front St. E.	187	U
82 Gerrard St. E.	57	C
2 Hawthorn Gdns.	5	C
256 Jarvis St.	54	U
1250 King St. W.	31	U
157 Madison Ave.	4	C
75 McCaul St.	616	C
101 McGill St	7	U
115 Pembroke St.	7	C
70 Rosehill Ave.	69	U
171 Roxborough St. E.	3	C
99 Summerhill Ave.	18	U
11 Tranby Ave.	7	N
26 Wellington St. E.	121	U
1246 Yonge St.	6	C
Total	2,293	

* Formal application for condominium ownership submitted to Metropolitan Toronto and subsequently transmitted to the City of Toronto.

APPENDIX 3
INTENDED CONDOMINIUMS IN THE CITY OF TORONTO AS OF MARCH 1982*

Address	Units	Status
46 Avenue Rd.	170	N
66 Avenue Rd.	40	N
121 Avenue Rd.	16	N
655 Bay St.	223	N
770 Bay St.	106	N
1025 Bay St.	182	N
1331 Bay St.	27	N
12 Bedford Rd.	66	N
2 Blackthorn Ave.	22	U
400 Bloor St. E.	69	N
222 Bloor St. W.	69	N
280 Bloor St. W.	125	N
77 Carlton St.	130	U
130 Carlton St.	165	N
33 Centre Ave.	100	N
80 Chestnut St.	100	N
380 Church St.	52	N
530 Church St.	12	N
17 Davenport Rd.	17	N
39 Davenport Rd.	63	N
217 Davenport Rd.	55	N
160 Frederick St.	64	U
71 Front St. E.	51	U
320 George St.	81	N
77 Harbour Sq.	486	N
70 Homewood Ave.	288	N
32 Irwin Ave.	150	N
35 Jackes Ave.	32	N
275 Jarvis St.	213	N
304 Jarvis St.	99	N
375 Lonsdale Rd.	229	N
55 Maitland Pl.	287	U
21 Maitland St.	91	N
30 Mutual St.	250	N
83 Mutual St.	43	N
75 Prince Arthur Ave.	22	N
207 Queens Quay W.	72	U
25 Richmond St. E.	305	N
141 Roehampton Ave.	37	U
405 Sherbourne St.	88	N
75 Shuter St.	168	N
180 Spadina Ave.	18	N
184 Spadina Ave.	60	N
30 St. Clair Ave. W.	50	N
75 The Esplanade	100	N
20 Trinity Sq.	85	N
55 Wellesley St. E.	41	U
201 Wellesley St. E.	162	N
225 Wellesley St. E.	112	U
125 Wellington St. W.	225	N
171 Yonge St.	200	N
900 Yonge St.	50	N
1145 Yonge St.	133	N
2339 Yonge St.	136	N
Total	6,237	

* Developer has expressed an interest in applying for condominium ownership in writing or in discussions with Planning and Development Department staff.

STATUS TYPES: C Completed Building;
U Building Under Construction;
N New Building Proposed.